PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Proceedings Of The Deputy Director (I/C)
District Town And Country/Chithode New Town Development Authority
Planning Office Present :Thiru.V.Yuvaraj M.E.,
Member secretary / Deputy Director (i/c)
Online Building Application – Technical Clearance

SWP Application Number: SWP/BPA/741615 /2025

Sir / Madam,

Subject : Industrial Building – DTCP Erode District –Chithode New Town Development Authority– R.S.No.184/2A, 184/2B2, 184/3A1B, 184/3B1A, 184/3C1 AT SURIYAMPALAYAM VILLAGE, ERODE TALUK, ERODE CORPORATION & ERODE DISTRICT Site Extent of 7122.47 Sq.m – FSI area of 2625.55 Sq.m – CONSTRUCTION OF GI sheet roof green industrial building for Garment industry & RCC terraced roof Dining and Toilet Building – Building with 35HP – Technical Concurrence issued – Forwarded for further action – Regarding.

Reference :

1. Applicant Mrs N SUMATHI Online Application No.SWP/BPA / 741615 /2025, Dated:13.12.2025
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
4. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
13. District Officer, Fire & Rescue Services Department, Erode PP NOC No: 5636/NOC/NMSB/2025, Dated:15.10.2025. Online Id: 335562.
14. Demand payment Request letter dated. 10.01.2026
15. Applicant Mrs N SUMATHI Demand Remittance letter dated. 13.01.2026.

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial Building at District Town and Country Planning Office Erode District, Erode TALUK, ERODE CORPORATION AND SURIYAMPALAYAM VILLAGE, R.S.No. R.S.No.184/2A, 184/2B2, 184/3A1B, 184/3B1A, 184/3C1, with an extent of 7122.47sq.m CONSTRUCTION OF GI sheet roof green industrial building for Garment industry & RCC terraced roof Dining and Toilet Building with 35HP. The boundary of the site has been marked as "A To M" and Approval for the site issued and numbered as SWP/DTCP/Erode/Site Approval No 20/2026. The Technical Clearance for the Industrial Building with FSI Area of 2625.55 sq.m in the site has been issued and numbered as SWP/DTCP/CNTDA/Building Permission No 02/2026

The area statement for the Industrial Building is as below.

Area of the Site as per Patta –7122.47 Sq.m

Industrial Building Area details:

S.No	Description	FSI Area (in sq.m)	Non FSI Area (sq.m)	Total Build–up Area (sq.m)
1	Ground Floor RCC Building	142.50	––	142.50
2	Ground Floor GI sheet Building	2483.05	––	2483.05

3	Guard Room	--	5.95	--
Grand Total		**2625.55**	5.95	**2631.50**

Total FSI Area –**2631.50**

FSI Achieved – 0.353

Total no. of H.P– 35HP

The Technical Clearance issued with the following Special and General Conditions: –

Special Conditions

1. The OSR–1 "1 to 4" area 821.51 Sq.m is shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(1)(i).
2. The conditions imposed in the Fire NOC in the Reference 16 th Cited should be followed.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD & BR,2019). Planning Permission is issued subject to the condition that the applicant / developer and also the architect / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction as prescribed TNCD & BR,2019
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this

8. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

9. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

11. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

12. There is a Existing building as on ground, Which is To Be Demolished Before issuing the Final Order to be ensured by the Local Authority

13. G.O.(2D)No.17, Housing and Urban Development Department, Dated: 12.01.2024 Land use conversion from Agriculture Use to Industrial Use zone

General Conditions :–

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided
9. Fly Ash bricks and Materials must be used for construction
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

11. Government Registered electrical Contractor must be employed for wiring works during construction
12. Seismic Resistance Procedure to be Follow
13. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes
14. The Applicants/developer and also the architects/RE/Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
15. The installation of closed–circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR –2019 rules.
16. If the Industrial Building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/– per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following Head Of Account.

Head of Account:

0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts –
AS Receipts under Land Use Conversion Charges–
227 non–Taxation fees –
09 Collections (IFHRMS CODE: 0217–60–800–AS 22709)

Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	16416	29.12.2025
2.	OSR Charge	––	
3.	Centage Charge for Land	3000.00	13.01.2026
4.	Centage Charge for Building	5000.00	13.01.2026
5.	Infrastructure and Amenities Charges	507600.00	13.01.2026
6.	CC Charges	––	
7.	Security Deposit Charges	––	
8.	Display Board Charges	1500.00	13.01.2026

9.	Shelter Charges	--	
10.	Premium FSI Charges	--	
11	Development Charges for Building	50625.00	13.01.2026
12	Development Charges for Land	56100.00	13.01.2026

Member secretary/ Deputy Director (I/C)
Chithode New Town Development Authority
District Town and Country Planning office,
Erode District

To

The Commissioner
Erode Corporation
Erode District.

Copy To

Mrs N SUMATHI
No-23, C. Gounder layout Fifth Street,
Sengunthapuram,
Mangalam Road,
Tiruppur.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.